

4.14 PUBLIC SERVICES

4.14.1 Introduction

Unlike public facilities and utilities, public services are provided to the community as a whole, usually from a central location or from a defined set of nodes. The resource base for delivery of these services, including the physical service delivery mechanisms, is financed on a community-wide basis, usually from a unified or integrated financial system. The service delivery agency can be a city, county, service or other special district. Usually, new urban development will create an incremental increase in the demand for these services; the amount of demand will vary widely, depending on both the nature of the development (residential vs. commercial, for instance) and the type of services, as well as on the specific characteristics of the development (such as senior housing vs. family housing).

The impact of a particular project on public facility services is generally a fiscal impact. By increasing the demand for a type of service, a project could cause an eventual increase in the cost of providing the service (more personnel hours to patrol an area, additional fire equipment needed to service a tall building, etc.). That is a fiscal impact, not an environmental one. CEQA does not require an analysis of fiscal impacts.

However, CEQA analysis is required if the increased demand is of sufficient size to trigger the need for a new or physically altered facility (such as a school or fire station), since the new or physically altered facility would have a physical impact on the environment. CEQA requires that an EIR then identify and evaluate the physical impacts on the environment that such a facility would have. To reiterate, the impact that must be analyzed in an EIR is the impact that would result from constructing a new public facility (should one be required), not the fiscal impact of a development on the capacity of a public service system.

4.14.2 Existing Setting

4.14.2.1 *Fire Protection*⁵⁰

Fire protection for the North Coyote project area is provided by the City of San José Fire Department (SJFD), and fire protection for the Coyote Valley Urban Reserve and Coyote Greenbelt areas is provided by the Santa Clara County Fire Department (SCCFD).

North Coyote Valley Fire Protection

The SJFD presently has 31 stations within the City and also participates in a mutual aid program with neighboring jurisdictions. Through this program, should the SJFD need assistance above and beyond what is available within the City, one or more of the mutual aid agencies would provide assistance. Currently, SJFD plans call for Stations 33 and 35 to open in 2007, and Station 34 to open in 2008, at which point, the SJFD will have a total of 34 stations to serve the City.

The SJFD also responds to all emergency medical services (EMS) calls in the City. In fact, roughly two-thirds of all SJFD dispatches are EMS-related. The nearest San José fire stations to the project site are listed in Table 4.14-1 below. Station 27 currently services the North Coyote area. Each of these fire stations contains an engine company.

⁵⁰ The information in this section is based on personal communication with Geoff Cady of the SJFD, November 2006 and on the Fire Department's website at www.sjfd.com.

TABLE 4.14-1 SAN JOSÉ FIRE STATIONS NEAR COYOTE VALLEY		
Fire Station	Address	Area Served
#27	6027 San Ignacio Avenue	Edenvale/Santa Teresa
#28	19911 McKean Road	Almaden
#18	4430 Monterey Highway	South San José
#12	502 Calero Avenue	South San José

The approved San José Fire Department *Strategic Plan* (2000) contains various goals regarding fire department levels of service. The first goal is expressed in terms of total response time to an emergency call, which takes into account the time needed to dispatch, board, and start the apparatus and the distance a responding unit must travel using an estimated speed based on traffic conditions.⁵¹ The City's total response time goals are eight minutes for the first-due engine, 80% of the time, and ten minutes for the first-due ladder truck (or USAR), 80% of the time. The second goal is expressed in terms of unit-hour-utilization (UHU), which measures the percentage of time a given company is committed to a call. The higher the UHU, the greater the probability a first-due unit will be unavailable to respond when a second request for service is received in the unit's first-due area. When first-due units are unavailable, response times increase because the call is handled by second-due units that are based at more distant stations. UHU values of greater than 0.35 are undesirable because they begin an exponential increase in the probability of simultaneous calls for service.

There are currently no fire stations within the CVSP area; however, one station is approved in the north Coyote Valley area. According to SJFD, current service delivery in this area is provided at a rural level. The City's first-due engine company total response time goal of eight minutes for 80% of responses, and the first-due truck/USAR total response time goal of ten minutes are not met for the North Coyote Valley area. Therefore, fire service to the northern portion of the CVSP area does not currently meet SJFD performance goals.

Coyote Valley Urban Reserve and Coyote Greenbelt Fire Protection

Fire protection for the Coyote Valley Urban Reserve (mid-Coyote Valley area) and the Coyote Greenbelt is provided by the Santa Clara County Fire Department (SCCFD), which has headquarters at 14700 Winchester Boulevard in Los Gatos. SCCFD is configured into three battalion districts. First-call equipment is deployed to deliver initial fire attack and EMS services within five (5) minutes at least 90 percent of the time. Ladder trucks are located to respond on all first and second alarms in designated urban areas and engines respond in lieu of trucks in wildland-urban areas. A standard first-alarm assignment for structure fires consists of two engine companies, a ladder truck company, a rescue or hazardous materials company and a Battalion Chief totaling fifteen (15) persons. A chief officer responds on all rescue and full alarm responses.

Mutual aid is provided by the cities of San José and the California Department of Forestry (CDF). The nearest SCCFD and CDF fire stations to the project area are listed in Table 4.14-2, below.^{52,53,54}

⁵¹ Also known as "total reflex time," the total response time refers to the amount of time that passes from receipt of the emergency call by Emergency Communications Dispatching Center to the arrival of the responding unit to the emergency scene.

⁵² South Santa Clara County Fire District, <http://www.sccfd.com/>.

⁵³ Santa Clara County Fire Department, <http://www.sccfd.org/>.

⁵⁴ California Department of Forestry and Fire Protection, <http://www.fire.ca.gov/php/>.

TABLE 4.14-2 FIRE PROTECTION STATIONS SOUTH AND EAST OF COYOTE VALLEY		
Fire Station	Address	Agency
El Toro	18300 Old Monterey Road, Morgan Hill	Santa Clara County Fire Department
Dunne Hill	2100 E. Dunne Avenue, Morgan Hill	Santa Clara County Fire Department
Station 1	15670 Monterey Road, Morgan Hill	South Santa Clara County Fire Protection District
Morgan Hill	15670 Monterey Road, Morgan Hill	California Department of Forestry

4.14.2.2 *Police Protection*

Police protection for the North Coyote Valley is provided by the San José Police Department (SJFD), and police protection for the Urban Reserve and Greenbelt areas is provided by the Santa Clara County Sheriff's Department (SCCSD).

North Coyote Valley Police Protection

Unlike the SJFD wherein emergency equipment is dispatched from stations located throughout the City, all SJPD officers are dispatched from police headquarters, located at 201 West Mission Street. The officers are dispatched at the beginning of their shifts to patrol the City within their assigned beats, of which there are currently 83 in the City. To improve efficiency and service, the City is planning to construct a new SJPD Substation in South San José on Great Oaks Boulevard.⁵⁵

Coyote Valley Urban Reserve and Coyote Greenbelt Police Protection

The Coyote Valley Urban Reserve (mid-Coyote Valley area) and the Coyote Greenbelt are patrolled by the Santa Clara County Sheriff's Department, and dispatched from the Headquarters Division, located at 55 West Younger Avenue in San José. This office provides 24-hour uniformed law enforcement patrol services for all central and eastern Santa Clara County unincorporated areas.

The Sheriff's office also manages the South County Substation, at 80 W. Highland Avenue in San Martin. The unincorporated south county communities of San Martin, Rucker, and Uvas Canyon, and the unincorporated areas surrounding Morgan Hill and Gilroy are patrolled from this station.⁵⁶

4.14.2.3 *Schools*

The CVSP Area is currently within the service area of the Morgan Hill Unified School District (MHUSD) (grades K-12). The MHUSD encompasses nearly 300 square miles and serves Morgan Hill, San Martin, portions of south San José, and other unincorporated areas of Santa Clara County. In 2005, approximately 12 percent of the 8,600 students in the District came from San José. The MHUSD includes nine elementary schools (grades K-6), two middle schools (grades 7-8), two high schools (grades 9-12), one continuation school, and one adult education school.

⁵⁵ San José Police Department, <http://www.sjpd.org/>.

⁵⁶ Santa Clara County Sheriff's Department, <http://www.sccgov.org/portal/site/sheriff/>.

The only existing school within the project area is the Charter School of Morgan Hill, a K-6 public school that was opened in 2001 after approval by the MHUSD. The Charter School is located on the site of the former Encinal Elementary School at 9530 Monterey Road, just south of Bailey Avenue. Other schools in the MHUSD near the project area are listed in Table 4.14-3, below.

TABLE 4.14-3 MORGAN HILL UNIFIED SCHOOL DISTRICT SCHOOLS NEAR CVSP AREA			
School	Address	Grades	Students*
Los Paseos Elementary School	141 Avenida Espana, San José	K-6	615
Burnett Elementary School	895 Tilton Avenue, Morgan Hill	K-6	375
Martin Murphy Middle School	141 Avenida Espana, San José	7-8	581
Ann Sobrato High School	401 Burnett Avenue, Morgan Hill	9-12	694
*School Accountability Report Cards (2004-2005) for MHUSD schools. http://www.mhu.k12.ca.us			

4.14.2.4 *Parks and Recreation*

The City of San José Department of Parks, Recreation and Neighborhood Services operates an extensive system of parks and recreational activities throughout the City. On a City-wide basis, there are 156 neighborhood parks, 14 community gardens, nine regional parks, three golf courses, and 23 community centers. There are also senior centers, youth centers, and a network of trails and pathways. These facilities are supplemented by those of local schools and the County, as well as a number of trails on lands along creeks that are owned by the Santa Clara Valley Water District.

The City's General Plan has established level of service benchmarks for parks and community centers. The City has a service level objective of 3.5 acres of neighborhood and community serving recreational lands per 1,000 residents, of which a minimum is 1.5 acres of City-owned and up to two acres of school playgrounds, and all of which are located within a reasonable walking distance from the surrounding residences. In addition, the City seeks to provide 7.5 acres of regional/City-wide parkland per 1,000 population and 500 square feet of community center floor area per 1,000 population.

The CVSP Development Area is located within the boundaries of City Council District 2. According to the *Greenprint* (2000), a 20-year strategic plan for parks, community facilities and programs, District 2 has 329 acres of neighborhood/community serving parkland, exceeding the City's parkland acreage goal of 3.5 acres per 1,000 population. By 2020, District 2 will need an additional 36.17 acres of neighborhood/community-serving parklands, even without the proposed CVSP project. The *Greenprint* defines neighborhood parks to include, but are not limited to, play fields, hard courts, mini-parks,⁵⁷ picnic areas, and open turf or natural areas. Community parks often contain more intense active recreational uses than those found in neighborhood parks. Community parks can include more specialized or unique facilities to serve the needs of the community not provided in neighborhood parks, such as lighted sports fields, community gardens, swimming pools, and community centers. There are no areas within District 2 that are currently underserved by park facilities, although Coyote Valley is considered underserved for community centers.⁵⁸

⁵⁷ Specialized facilities of less than ½ acre that serve a concentrated or limited population or specific group, such as tot lots.

⁵⁸ City of San José, *Greenprint: A 20-Year Strategic Plan for Parks, Community Facilities and Programs*, adopted September 5, 2000.

The 7.5 acres of regional/City-wide parkland per 1,000 population relates to the protection of open space lands adjacent to the City's boundaries and City-wide facilities on the valley floor. The City, in concert with County lands, federal and state lands, and the Santa Clara County Open Space Authority lands has exceeded the goal of providing 7.5 acres of open space per 1,000 population for the City as a whole.

Existing parks within and near the CVSP area are listed in Table 4.14-4, below.

TABLE 4.14-4: EXISTING PARKS NEAR COYOTE VALLEY		
Name	Location	Comment
<i>City of San José, Department of Parks, Recreation and Neighborhood Services Selected Parks in City Council District 2⁵⁹</i>		
Century Oaks Park	Coyote/Alamitos Canal & Curie, between Gunter & Cottle	18 acres, undeveloped
Albertson Parkway	Purple Hills Drive at PG&E Easement	2.7 acres
Great Oaks Park	Battle Dance and Snow Drives	12.3 acres
La Colina Park	Lean Avenue and Allegan Circle	10.5 acres
Los Paseos Park	Avenida Grande and Via Vista	10.8 acres
Miner Park	Lean Avenue and Copco Lane	5.2 acres
Silver Leaf Park	Silver Leaf Road and Palmwell Way	5.8 acres
<i>Santa Clara County Parks and Recreation Department⁶⁰</i>		
Coyote Creek Parkway County Park	Along Coyote Creek in Coyote Valley	15-mile trail along Coyote Creek from Hellyer Park to Anderson Dam. The park contains 2,200 acres.
Calero County Park	McKean Road, west of Coyote Valley	3,476 acre regional park and reservoir.
Motorcycle County Park	Metcalf Road, east of Coyote Valley	County Parks' only off-road vehicle park, with 459 acres and 20 miles of dirt trails.
Field Sports County Park	Malech Road, east of Coyote Valley	Publicly-owned firing range.
Santa Teresa County Park	North of Coyote Valley	1,627 acre park with 9- and 18-hole golf courses.
<i>California State Parks⁶¹</i>		
Henry Coe State Park	East of Morgan Hill	80,000 acres, 250 miles of trails.

⁵⁹ City of San José, Department of Parks, Recreation and Neighborhood Services, <http://www.sanjoseca.gov/prns/>.

⁶⁰ Santa Clara County Parks Department, <http://www.sccgov.org/portal/site/parks/>.

⁶¹ California State Parks, <http://www.parks.ca.gov/>.

Of the parks listed above, only the Santa Clara County Coyote Creek Parkway County Park is located in CVSP area (Greenbelt). Approximately four miles of the Coyote Creek Parkway are contiguous with the eastern edge of the CVSP area.⁶² The Coyote Creek Parkway currently contains 15 miles of multi-use trail, and in the future will be part of a 35-mile long regional trail system ranging from Anderson Reservoir to San Francisco Bay.

The County Board of Supervisors approved the Integrated Natural Resources Management and Master Plan for the Coyote Creek Parkway County Park on March 20, 2007. This Integrated Plan was prepared by the County Parks and Recreation Department. The Master Plan was prepared to balance the long-term resource management of the Parkway with its recreation use in a way that assures its sustenance both now and in the future.

4.14.2.5 *Libraries*

The City of San José Public Library system serves the northern portion of Coyote Valley. The existing library system consists of a main library, which is located in downtown San José, and 19 branch libraries located throughout San José.⁶³ The system is currently adding six new branch libraries and renovating/expanding 14 branch libraries, which will be funded by the San José Branch Library Bond Measure, approved by voters in November 2000.

The closest branch library to the project area is the Santa Teresa Branch Library, at 290 International Circle, to the north of the CVSP Area, in south San José. The Santa Teresa Branch was opened in 1984 and is currently the busiest branch in the system. According to the San José Library Master Plan, the Santa Teresa branch is scheduled for replacement or renovation by 2009.

It is expected that existing residents in the southern portion of the CVSP Development Area may utilize the Morgan Hill Library, a member of the Santa Clara County library system, located at 17575 Peak Ave in Morgan Hill. The Santa Clara County libraries offer seven libraries and a bookmobile to all County residents.⁶⁴

4.14.3 Impacts to Public Services

4.14.3.1 *Fire Protection*

The CVSP proposes the construction of approximately 26,400 residential units and buildings to support up to 55,000 jobs. This would greatly increase SJFD calls for service, compared to existing conditions, by intensifying urban development and expanding the SJFD service area. According to SJFD, implementation of the proposed project would require the construction of two new fire stations within the CVSP Development Area. These fire stations are proposed to be located on the north side of Bailey Avenue, west of Santa Teresa Boulevard and on Santa Teresa Boulevard in the southern portion of the CVSP Development Area, as shown on Figure 2.0-1. The environmental impacts of their construction are included as part of the analysis included in various sections of this EIR.

The CVSP could include the construction of several buildings up to 20 stories tall. Buildings four stories or greater require a “High-Rise Level 1” structure response in the event of a fire. This response consists of three engine companies, two truck companies (or one truck and one USAR), and two Battalion Chiefs. Truck company response becomes critical in such responses because the aerial

⁶² Coyote Creek Parkway Corridor Master Plan, June 2006.

⁶³ The Dr. Martin Luther King library is a facility that jointly serves the City of San José and San José State University.

⁶⁴ Santa Clara County Libraries, <http://www.santaclaracountylib.org/>.

ladders provide a stable platform for extricating entrapped victims from external windows and balconies. New fire stations in Coyote Valley would need to be equipped to respond to such high-rise fires.

Traffic generated by the proposed new urban development will have the effect of slowing SJFD emergency responses, especially during congested peak commute periods. Increased response times could be partially offset through the use of signal preemption systems at major intersections and street design that does not impede the ability of responding fire trucks to move into and travel in the opposing traffic lanes. The SJFD estimates the cost of installing such systems to be \$8,000 per intersection. The installation of these systems in the CVSP Development Area can be considered during the design review phase.

Impact SER-1: The construction of two new fire stations within the CVSP Development Area would not result in significant adverse environmental impacts with the mitigation measures included in this EIR. **[Less Than Significant Impact with Mitigation Incorporated]**

4.14.3.2 Police Protection

The anticipated level of urban development that would result from the CVSP project would increase calls for service and might require additional staffing or other resources. However, a new police substation or other facilities would not need to be constructed because any additional personnel would continue to be dispatched from police headquarters or the planned substation. If it were determined that a permanent police presence in Coyote Valley were required, a police substation would likely be constructed as a joint facility with one of the proposed fire stations, if feasible.

Impact SER-2: While the proposed project would increase the need for police services in the CVSP area, it would not require the construction of new police facilities. **[Less Than Significant Impact]**

4.14.3.3 Schools

The proposed project includes the construction of approximately 26,400 residential units at project build-out, which would require the construction of additional schools within the CVSP Development Area. Based upon the types of residential units proposed,⁶⁵ the proposed CVSP project would generate approximately 10,676 students, of which approximately 5,750 would be elementary students (grades K-6), 1,640 would be middle school students (grades 7-8) and 3,285 would be high school students (grades 9-12). The proposed project therefore, includes the construction of up to 13 new schools in the Development Area (two high schools, two middle schools, and nine elementary schools at build-out of the CVSP. These schools are listed in Table 4.14-5.

Morgan Hill Unified School District's standards for school size are 600 students per elementary school, 800 students per middle school, and 1,500 students per high school.⁶⁶ Although the MHUSD has developed their school district based on a suburban model, new schools in the CVSP would be built with a more urban approach to reflect higher residential densities planned for the area. To provide more room for fields and open space areas, schools in Coyote Valley would generally be multi-storied and play fields could be publicly shared facilities.

⁶⁵ Generation rates were based on the number of proposed market rate, affordable, inclusionary, and rental dwelling units.

⁶⁶ www.mhu.k12.ca.us

The proposed project therefore, includes the construction of up to 13 new schools in the Development Area (two high schools, two middle schools, and nine elementary schools) at build-out of the CVSP. These schools are listed in Table 4.14-5, below. The environmental impacts associated with the construction of these schools are described as part of the proposed project and discussed in the appropriate sections of this EIR.

TABLE 4.14-5 PLANNED SCHOOLS AT BUILD-OUT OF THE CVSP			
School Type	Grades	Number of Schools	Size of School Site (Acres)
Elementary School	K-6	9	9
Middle School	7-8	2	15
High School	9-12	1*	60
*The high school will have a capacity of approximately 3,000 students at build-out, and it is anticipated that it would be comprised of two separate schools on a single campus.			

In addition to these public schools, the CVSP area would support other school facilities, including private pre-schools; private elementary, middle, and high schools; and supplementary education providers. Gavilan Community College District may develop a new community college campus within the CVSP Development Area; however, the environmental review for such a project is not included in this EIR.

Impact SER-3: The proposed project would require the construction of schools to serve the residents of the CVSP. The construction of these schools would not result in significant adverse environmental impacts with the mitigation measures included in this EIR. **[Less than Significant Impact with Mitigation Incorporated]**

4.14.3.4 Parks and Recreation

In compliance with the City of San José's PDO/PIO for park development, implementation of the CVSP includes the creation of approximately 245 acres of parkland that would become part of the City's park system.⁶⁷ This acreage would be distributed between urban and neighborhood parks, parks shared with schools, tot lots, and pocket, dog, and skate parks as shown on Figure 2.0-1. Many of these parklands would be centered on the "Central Green" portion of the CVSP Development Area. A number of other parks, trails, and recreational opportunities are planned in the CVSP area, including a 25-acre park around the 55-acre Coyote Valley Lake, as well as trails and open space around the urban canal and Fisher Creek. A community center of at least 40,000 square feet would be centrally located in the CVSP Development Area.

The provision of parks within the CVSP consistent with the City's PDO and/or PIO (as described in Section 2.1.8, *Public Services*), would ensure that existing parks within the City and Santa Clara County are not significantly impacted by the population expected from build-out of the CVSP. While the Santa Clara County's Coyote Creek Parkway trail (a regional creek trail/park) along Coyote Creek would be expected to experience increased use with implementation of the CVSP, the provision of parks and trails within the CVSP Development Area would reduce the potential for the

⁶⁷ Based on the San José 2020 General Plan requirement for 3.0 acres for every 1,000 residents; 70,000-80,000 projected residents.

Parkway to experience significant adverse impacts associated with this increased use. Further, the Coyote Creek Parkway Master Plan recently approved by the County envisions the future development of the CVSP. In addition to the parks and facilities planned for the CVSP Development Area, a sports complex is being considered for the Greenbelt area south of Palm Avenue and the CVSP Development Area, as shown on Figure 2.0-1.

Impact SER-4: The residential component of the proposed project would increase the need for parks and recreational services in the CVSP Development Area. However, because the project includes parkland in amounts consistent with the City's PDO and/or PIO, it would not result in significant environmental impacts to existing City parks. The development of the CVSP was acknowledged in Santa Clara County's Coyote Creek Parkway Master Plan. **[Less Than Significant Impact]**

4.14.3.5 Libraries

The San José General Plan includes the following level of service goals for libraries: 2.75 volumes (items) held in the San José Public Library system per capita, and 0.43 square feet of library space per capita.⁶⁸ Based on these City service ratios, the population at build-out of 70,000 to 80,000 would require two libraries with an average facility size of 22,000 square feet. The CVSP project; however, includes one centrally located, 30,000 square foot library to serve the new population. These libraries could include a centrally located main library, and a second branch library elsewhere. The branch library could be co-located with a library on the proposed Gavilan College campus. The increase in population will also increase demand for library staff services (e.g., research and reference) and usage of existing library collections.

In view of the substantial planned improvements to the city-wide San José Public Library system, and in view of the project's proposal to build two libraries to serve the ultimate population of the CVSP, the proposed project would not result in significant impacts to library services.

Impact SER-5: The construction of one new library to serve the future residents of the CVSP Development Area would not result in significant adverse environmental impacts with the mitigation measures included in this EIR. **[Less than Significant Impact with Mitigation Incorporated]**

4.14.4 Mitigation and Avoidance Measures for Impacts to Public Services

4.14.4.1 School Impact Fees

The City's ability to plan for school facilities is limited by State law in that cities can no longer require the dedication of school sites in conjunction with the planning process. State law (Government Code §65996) specifies the method of offsetting a project's effect under CEQA on the adequacy of school facilities is the payment of a school impact fee prior to issuance of the building permit. The affected school districts are responsible for implementing the specific methods for mitigating school impacts under the Government Code, including setting the school impact fee consistent with state law.

Additionally, in November 2006, California voters approved Proposition 1D, which authorizes a bond measure including \$1.9 billion for K-12 school construction with additional funding for

⁶⁸ Per the City of San José's Library Capital Improvement Program and the *Library Branch Facilities Master Plan*.

existing school facility upgrades and other school-related expenditures. The school impact fees and the school districts' methods of implementing measures specified by the Government Code §65996 would partially offset the costs of serving project-related increases student enrollment. Because state funding and school fees may fall short of the necessary school construction funding, any shortfall may be funded by Mello-Roos Community Facilities Districts (CFD), or School Facilities Improvement Districts (SFID), or other similar mechanisms, as may be authorized by State law.

MM SER-3.1: All residential development proposed as part of the CVSP shall comply with state law regarding the payment of school impact fees.

4.14.4.2 *Parkland Impact and Parkland Dedication Ordinances*

The CVSP anticipates a population of approximately 70,000 to 80,000 residents. At a ratio of 3.0 acres of parkland per 1,000 residents, 78,000 residents would require approximately 234 acres of parkland, as previously described in Section 2.1.8 of this EIR. Additional parklands may be provided in excess of the 3.0 acres per 1,000 residents by a developer agreement with the City. The City of San José has a Parkland Impact Ordinance (PIO) and a Parkland Dedication Ordinance (PDO). These ordinances require that residential development either dedicate land for public parks to serve the new residents, or to pay in-lieu fees, or both. The intent is to offset the increased costs of providing additional park facilities to serve new residential development.

The PDO and PIO allows applicants to receive up to 50% credits toward the parkland dedication requirements for private recreation improvements included as part of the project. Low- to extremely-low income restricted units are exempt from the requirements of the PDO and PIO, and therefore, the number of park acres provided by new development is reduced. The additional parkland in excess of what the PDO and PIO can provide may be subject to a separate agreement between the City and developers to build out the proposed recreational features included in the CVSP. The CVSP project includes a community center and an aquatic center. It is anticipated that these facilities would be centrally located within the CVSP Development Area and served by transit.

MM SER-4.1: All residential development in the CVSP Development Area shall comply with the requirements of the City's PIO and PDO ordinances.

4.14.5 Conclusions Regarding Impacts to Public Services

The proposed project would increase the need for services in the CVSP Development Area, and would require the construction of two new fire stations, 12 new schools, 245 new acres of parklands, and two new libraries. The environmental impacts associated with the construction of these facilities are described as part of the proposed project and discussed in the appropriate sections of this EIR.

Impact SER-1: The construction of two new fire stations within the CVSP Development Area would not result in significant adverse environmental impacts with the mitigation measures included in this EIR. Construction contracts will include requirements that the mitigation measures and BMPs be implemented for potential construction impacts such as dust, noise, and traffic. **[Less Than Significant Impact with Mitigation Incorporated]**

Impact SER-2: While the proposed project would increase the need for police services in the CVSP area, it would not require the construction of new police facilities because the City's policy is to operate patrols from police headquarters or the planned substation. **[Less Than Significant Impact]**

- Impact SER-3:** The proposed project would require the construction of schools to serve the residents of the CVSP. The construction of these schools would not result in significant adverse environmental impacts with implementation of the mitigation measure described above (MM SER-3.1) because construction contracts will include requirements that the mitigation measures and BMPs be implemented. **[Less Than Significant Impact with Mitigation Incorporated]**
- Impact SER-4:** The residential component of the proposed project would increase the need for parks and recreational services in the CVSP Development Area. This need would be met through the dedication of new parkland and/or the payment of in-lieu fees, as required by the City's PIO and PDO (MM SERV-4.1). **[Less Than Significant Impact]**
- Impact SER-5:** The proposed project includes the construction of one library to serve the future residents of the CVSP Development Area. The construction of these libraries would not result in significant adverse environmental impacts with the mitigation measures included in this EIR because construction contracts will include requirements that the mitigation measures and BMPs be implemented. **[Less than Significant Impact with Mitigation Incorporated]**